

Baltic Commercial & Multifamily Land Baltic, SD 57003

Sale Price	\$450,000 (\$3.35/SF)
2023 Real Estate Taxes	\$2,801.60
Lot Size	3.08 AC (134,164.80 SF)

PROPERTY HIGHLIGHTS

- Just over 3 acres of commercial & multifamily land in the heart of Baltic
- Easy access from all sides of the lot
- Frontage on Lovely Avenue
- Utilities to site
- Surrounding area is residential and commercial

LOCATION DESCRIPTION

Located in the center of Baltic, SD on Lovely Avenue
Area neighbors include Classic Corner, Baltic School District



SITE PLAN

BALTIC COMMERCIAL & MULTIFAMILY LAND

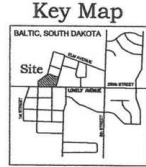
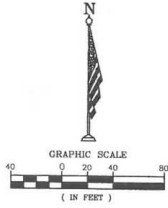
Lovely Avenue, Baltic, SD 57003

FOR SALE

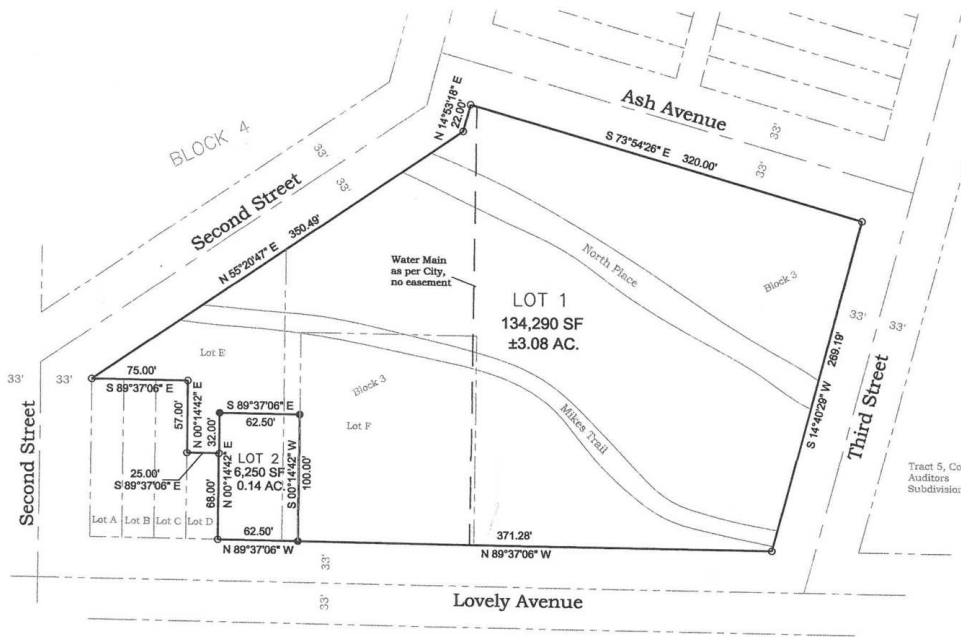
Land

PLAT OF LOTS 1 & 2 SKANCKE'S ADDITION

TO THE CITY OF BALTIC
MINNEHAHA COUNTY, SOUTH DAKOTA



Section 32, T104, R49W
Minnehaha County, SD



Surveyors Notes:

- Set Iron Rod and Cap.
- Found Monument.

Bearing are assumed North.

This plat was prepared without the benefit of a title commitment, and subject to Easements and Right of Ways of record. Property subject to Gas easement 10' in width centered on facilities installed. (Misc.265, page 739)

SURVEYORS CERTIFICATE

I, H. William Kruger, a Registered Land Surveyor of the State of South Dakota, do hereby certify that on October 20th, 2017 a survey was performed, on Block 3, Keyes First Addition, City of Baltic, Minnehaha County, South Dakota, as shown on above plat.

The above said Parcel shall hereafter be known and described as Lots 1 & 2, Skancke's Addition to the City of Baltic, Minnehaha County, South Dakota, as shown on above plat.

I further certify the above plat is a true and correct representation of said survey, and was made under my direct supervision.



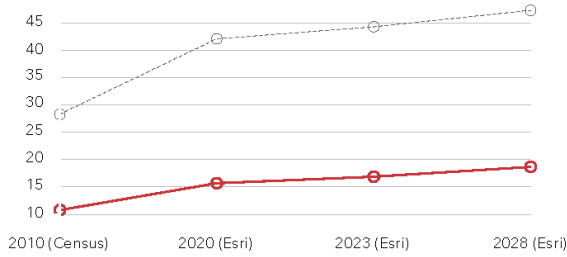
H. William Kruger
H. WILLIAM KRUGER, RLS #8754

Dated this 2nd day of November, 2017.

PREPARED BY: BENCHMARK SURVEYING INC., PO BOX 85204, SIOUX FALLS, SOUTH DAKOTA 57118, 605-929-4300

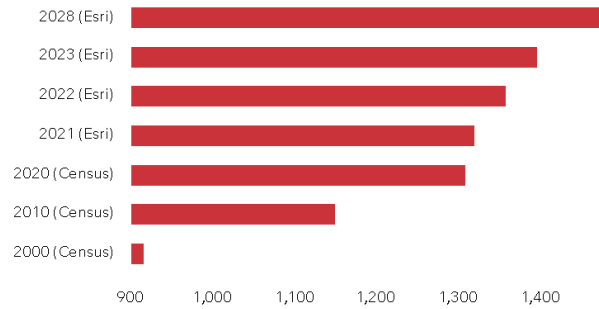
17-519
PAGE 1 OF 2

Diversity Index

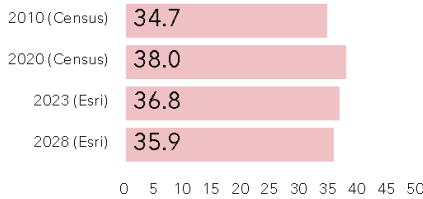


Dots show comparison to

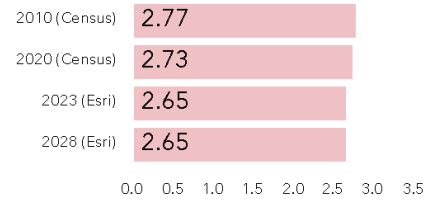
Total Population



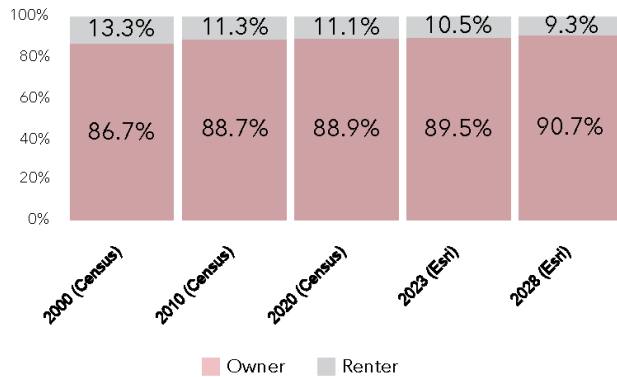
Median Age



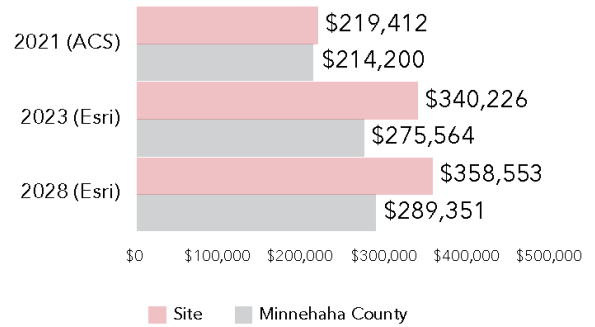
Average Household Size



Owner vs Renter Occupied Units

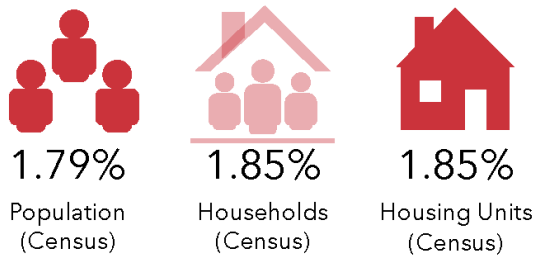


Median Home Value

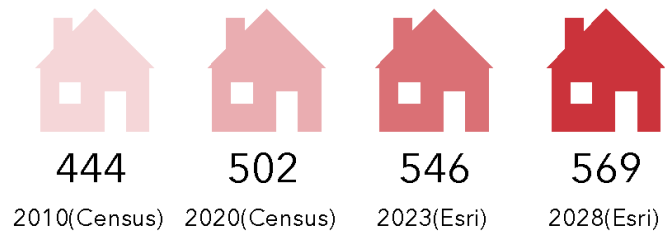


Bars show comparison to

2000-2020 Compound Annual Growth Rate



Total Housing Units: Past, Present, Future



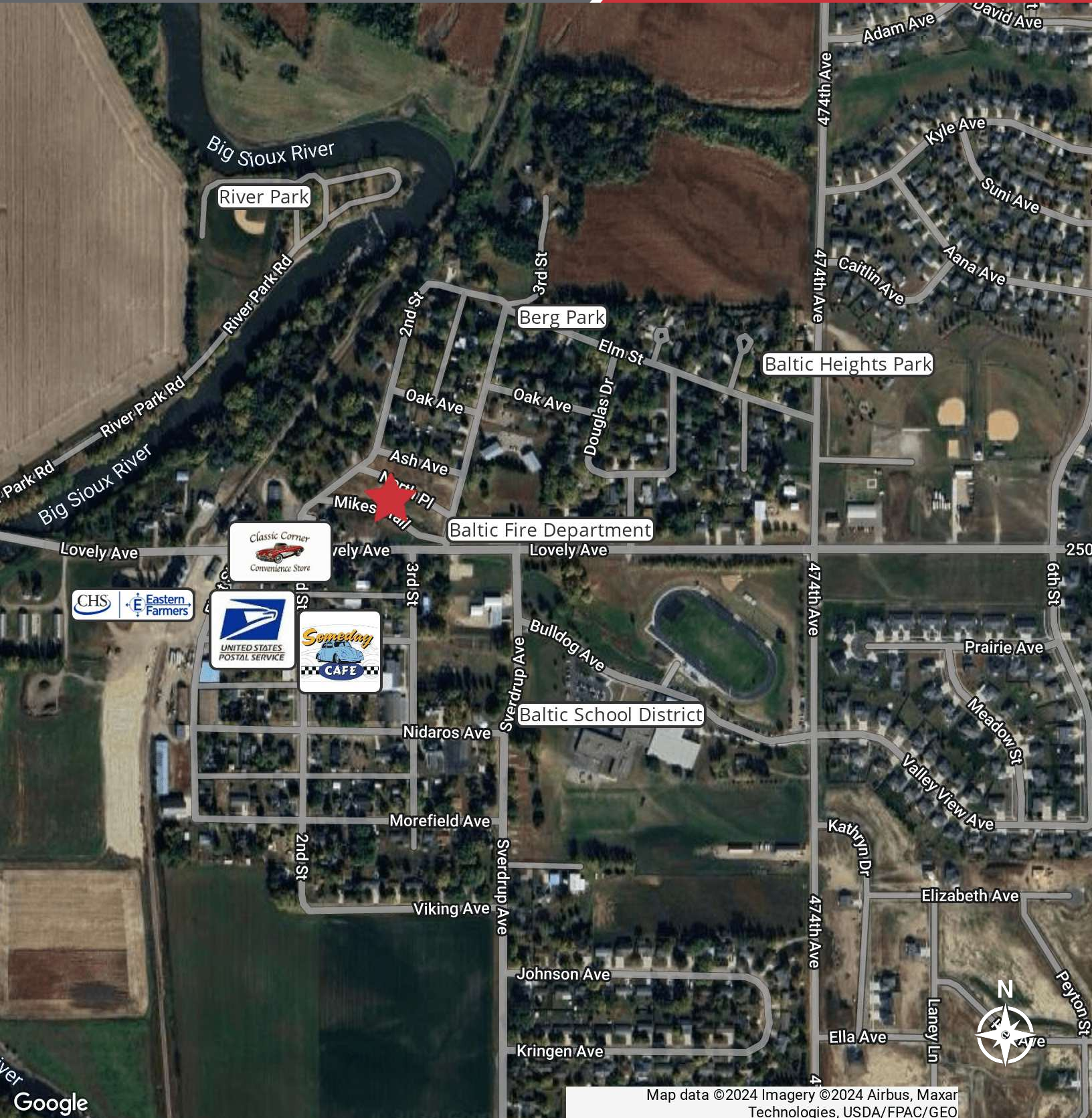
[Source:](#) This infographic contains data provided by U.S. Census (2000, 2010, 2020), Esri (2023, 2028), ACS (2017-2021). © 2024 Esri

AERIAL

BALTIC COMMERCIAL & MULTIFAMILY LAND
Baltic, SD 57003

FOR SALE

Land



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO